

## \$2,799,000 - 13520 101 Avenue, Edmonton

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MLS® #E4450705

**\$2,799,000**

5 Bedroom, 5.50 Bathroom, 3,455 sqft

Single Family on 0.00 Acres

Glenora, Edmonton, AB

Stunning new custom home in Glenora with 3,450 sq ft above grade + fully finished basement. This modern-classic design by Studio Enda features 10' ceilings, oversized triple garage, and luxurious finishes throughout. The chef's kitchen includes custom oak cabinetry, quartzite counters, JennAir appliances, a 9' island, and a butler's pantry. Enjoy two elegant living rooms, an exquisite dining nook, and a wet bar ideal for entertaining. The lavish primary suite offers a spa-like ensuite and walk-in closet. Three additional bedrooms each feature their own private ensuites. Main floor office, mudroom with lockers, and designer powder room add function and flair. Basement boasts a state-of-the-art theatre, gym, games room, wet bar, and ample storage. Fully landscaped with Maibec siding, triple-pane windows, heated garage, and premium exterior detailing. Located in one of Edmonton's most desirable neighborhoods.

Built in 2025

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4450705    |
| Price     | \$2,799,000 |
| Bedrooms  | 5           |
| Bathrooms | 5.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,455                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 13520 101 Avenue |
| Area        | Edmonton         |
| Subdivision | Glenora          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5N 0J5          |

### Amenities

|           |                                                                                                                                                               |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Closet Organizers, Detectors Smoke, Exercise Room, Front Porch, Insulation-Upgraded, Infill Property, Natural Gas BBQ Hookup |
| Parking   | Triple Garage Detached                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, Vacuum Systems, Washer, Water Distiller, Water Softener, Wine/Beverage Cooler, Stove-Countertop Inductn, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                 |
| Fireplaces        | See Remarks                                                                                                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                                      |

### Exterior

|          |                                  |
|----------|----------------------------------|
| Exterior | Wood, Brick, Hardie Board Siding |
|----------|----------------------------------|

Exterior Features    Back Lane, Fenced, Landscaping  
Roof                    Asphalt Shingles  
Construction        Wood, Brick, Hardie Board Siding  
Foundation          Concrete Perimeter

**School Information**

Elementary            Glenora  
Middle                Westminister  
High                    Ross Shephard

**Additional Information**

Date Listed            August 1st, 2025  
Days on Market        1  
Zoning                  Zone 11



MAIN FLOOR PLAN - 1772 SQ. FT.  
MAIN - 1772 SQ. FT.  
UPPER - 1678 SQ. FT.  
TOTAL - 3450 SQ. FT.

